131.0	0002	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,101,500	/	1,101,500
USE VALUE:	1,101,500	/	1,101,500
ASSESSED:	1,101,500	/	1,101,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IRVINE DARRELL J
Owner 2:	IRVINE JENNIFER ANN
Owner 3:	
Street 1:	17 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAJIAN DAVID -
Owner 2:	GREENWALD MARY E -
Street 1:	17 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .311 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Stucco Exterior and 2213 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13532.000	357,600	500	743,400	1,101,500
Total Card	0.311	357,600	500	743,400	1,101,500
Total Parcel	0.311	357,600	500	743,400	1,101,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.74 /Parcel: 497.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84349
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

Parcel ID: 131.0-0002-0005.A

!10243!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,600	500	13,532.	743,400	1,101,500		Year end	12/23/2021
2021	101	FV	345,500	500	13,532.	743,400	1,089,400		Year End Roll	12/10/2020
2020	101	FV	345,800	500	13,532.	743,400	1,089,700	1,089,700	Year End Roll	12/18/2019
2019	101	FV	273,200	500	13,532.	784,700	1,058,400	1,058,400	Year End Roll	1/3/2019
2018	101	FV	273,200	500	13,532.	578,200	851,900	851,900	Year End Roll	12/20/2017
2017	101	FV	273,200	500	13,532.	553,400	827,100	827,100	Year End Roll	1/3/2017
2016	101	FV	273,200	500	13,532.	512,100	785,800	785,800	Year End	1/4/2016
2015	101	FV	256,800	500	13,532.	429,500	686,800	686,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:21:46

LAST REV

Date	Time
11/24/21	11:27:21

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10243

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAJIAN DAVID,	54623-165		4/30/2010		630,000	No	No		
NAHAT MITRI	27440-19		6/30/1997		325,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2021	1498	Redo Kit	55,000	O				
6/21/2016	851	New Wind	6,580					
8/3/2000	637	Alterati	3,500	C				EXTEND DECK REAR O
9/30/1992	487	Manual	1,400					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
4/6/2009	Inspected	189	PATRIOT
2/12/2009	Measured	163	PATRIOT
4/8/2000	Inspected	264	PATRIOT
11/4/1999	Measured	243	PATRIOT
8/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13532		Sq. Ft.	Site		0	90.	0.61	10									743,370						743,400	

Total AC/HA:	0.31065	Total SF/SM:	13532	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	743,370	Spl Credit		Total:	743,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.05808389
Const Adj.:	0.97990203
Adj $ / SQ:	114.050
Other Features:	99500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439336
Depreciation:	81716
Depreciated Total:	357619

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

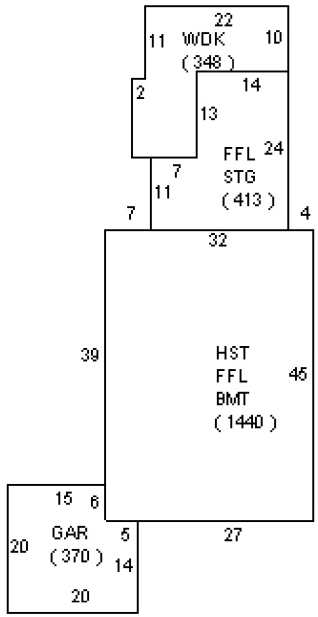
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	114.05
Special Features:	0	Val/Su Net:	69.52
Final Total:	357600	Val/Su SzAd	138.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,853	114.050	211,335
BMT	Basement	1,440	34.220	49,270
HST	Half Story	720	91.240	65,693
STG	Storage	413	6.350	2,624
GAR	Garage	370	21.320	7,888
WDK	Deck	348	8.700	3,026

Net Sketched Area:	5,144			Total:	339,836
Size Ad	2573	Gross Area	5864	FinArea	2213

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X13	G	FR	1950	5.59	T	51	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc